

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT 19, SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF LA MARIPOSA, AS RECORDED IN PLAT BOOK 10, PAGE 55, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD: THENCE SOUTH 00°46'31" WEST, ALONG THE EAST LINE OF SAID TRACT 19, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°46'31" WEST, CONTINUE ALONG THE EAST LINE OF SAID TRACT 19, A DISTANCE OF 593.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 19: THENCE NORTH 89°09'18" WEST, ALONG THE SOUTH LINE OF SAID TRACT 19, A DISTANCE OF 517.08 FEET: THENCE NORTH 00°28'31" EAST DEPARTING THE SOUTH LINE OF SAID TRACT 19, A DISTANCE OF 539.00 FEET TO A POINT OF CURVATURE: THENCE NORTHEASTERLY, ON CURVE TO THE RIGHT, HAVING A RADIUS OF 148.00 FEET, SUBTENDING A CENTRAL ANGLE OF 20°16'52" AND AN ARC DISTANCE OF 52.39 FEET TO A POINT OF REVERSE CURVATURE: THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 102.00 FEET, SUBTENDING A CENTRAL ANGLE OF 20°16'52" AND AN ARC DISTANCE OF 36.11 FEET TO THE POINT OF TANGENCY: THENCE NORTH 00°28'31" EAST, A DISTANCE OF 14.83 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.W. MARTIN DOWNS BOULEVARD THENCE SOUTH 89°31'29" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 479.94 FEET: THENCE SOUTH 00°46'31" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET: THENCE SOUTH 89°31'29" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 7.60 ACRES, MORE OR LESS.

PLAT NO. 69
MARTIN DOWNS P. U. D.
BEING A PORTION OF PARCEL 36
BEING A REPLAT OF A PORTION OF TRACT 19, PALM CITY FARMS
AS RECORDED IN PLAT BOOK 6, PAGE 42
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA

MARCH 1995

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF July 1995, BY Bill Curry AS VICE PRESIDENT OF Publix Super Markets Inc ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES:
January 20, 1996

Colette K. Bagwell
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
CC # 167057

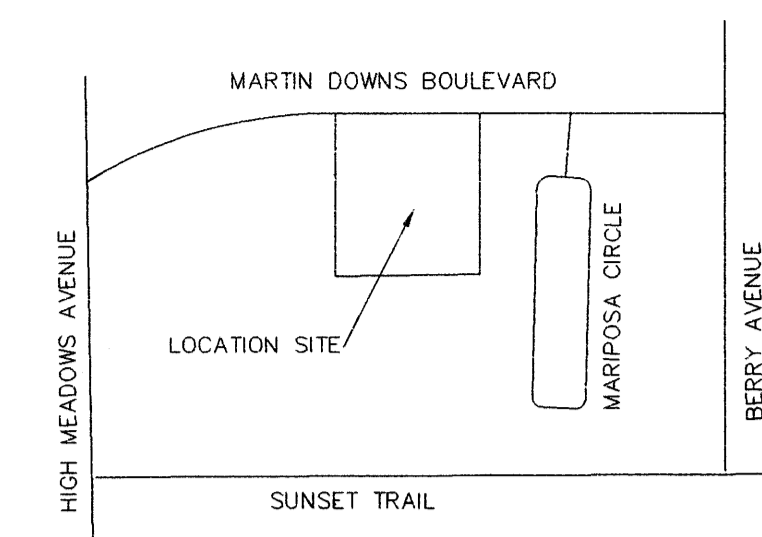
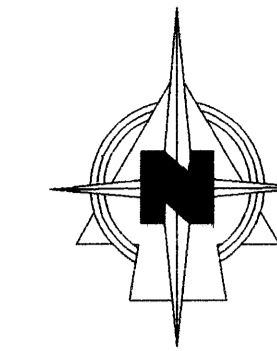
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, GEORGE B. HOUGH, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF July 18 1995 AT 11:00 P.M.:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY.

George B. Hough, Jr.
GEORGE B. HOUGH, JR.
KEANE MURPHY & HOUGH
900 E. Ocean Blvd., Suite 294
Stuart, FL 34994



LOCATION SKETCH
N.T.S.

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 63 PAGE 91 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 23rd DAY OF Sept 1995.
MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: [Signature]
DEPUTY CLERK
FILE NO. 1137066
(CIRCUIT COURT SEAL)

PARCEL CONTROL NUMBER 13-38-40-032-000-0000.0

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED

7-28-95
DATE
4-25-95
DATE
4-25-95
DATE
4-25-95
DATE

Donald E. Hallman
COUNTY ENGINEER
Publix Super Markets Inc
COUNTY ATTORNEY
Chairman of Planning and Zoning
Chairman-Board of County Commissioners
of Martin County, Florida
ATTEST: Marsha Stiller
CLERK

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

KNOW BY ALL MEN BY THESE PRESENTS THAT PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS PLAT NO. 69, MARTIN DOWNS, P.U.D., SITUATED IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED ABOVE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

UTILITY EASEMENTS:
THE UTILITY EASEMENTS AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY INCLUDING C.A.T.V., (1) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

SIGNED AND SEALED THIS 18 DAY OF July 1995 ON BEHALF OF SAID CORPORATION, BY ITS VICE PRESIDENT OF REAL ESTATE.

ATTEST:

BY: Bob Burkett
WITNESS
BOB BURKETT

BY: Bill Curry
BILL CURRY
VICE PRESIDENT OF REAL ESTATE

BY: Colette Bagwell
WITNESS
Colette Bagwell

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, STEVEN T. KRUGER, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO.69, MARTIN DOWNS P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

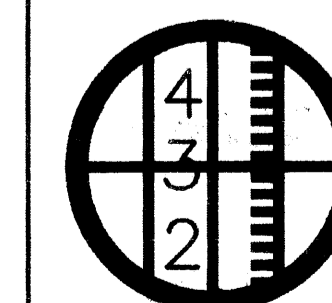
DATED THIS 14 DAY OF July 1995

Steven T. Kruger
STEVEN T. KRUGER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4722

SURVEYORS NOTES

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/ SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON RECORD PLAT WITH THE BEARING ON THE CENTERLINE OF MARTIN DOWNS BOULEVARD BEING S 89°31'30" E.
5. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
6. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.

PLAT PREPARED BY



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

3921 SOUTH NOVA ROAD
PORT ORANGE, FL. 32127
(904) 761-5385

